

16-513 DISTRICT "CO-A" NEIGHBORHOOD BUSINESS DISTRICT.

- 513.1 INTENT. The intent of this district is to provide commercial locations for small areas of convenience shopping facilities in and near residential neighborhoods. Such convenience shopping facilities will often occupy a small area, frequently at an intersection or on a major street, in an area that is otherwise wholly residential. (Ord. 2003, Sec. 2)
- 513.2 PERMITTED USES. In District CO-A no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following or similar uses:
- A. Accessory uses customarily incidental to the uses permitted in "CO-A" Office Building District.
  - B. Barber and beauty services.
  - C. Drug stores and prescription shops.
  - D. Dry cleaning and laundry establishments.
  - E. Convenience stores with or without gas pumps but not with carwashes.
  - F. Self-service laundries and dry cleaning establishments.
  - G. Child and elder daycare facilities.
- (Ord. 2003, Sec. 2)
- 513.3 EXCEPTIONS. The following may be allowed by conditional use permit when submitted to and reviewed by the Planning Commission and approved by the City Council.
- A. Office Buildings.
  - B. Banking and financial services.
- (Ord. 2003, Sec. 2)
- 513.4 INTENSITY OF USE REGULATIONS.
- A. MINIMUM LOT AREA: 10,000 Square feet.
  - B. MINIMUM LOT WIDTH: 100 feet.
- (Ord. 2003, Sec. 2)
- 513.5 HEIGHT REGULATIONS.
- A. MAXIMUM STRUCTURE HEIGHT: Thirty-five (35) feet.
- (Ord. 2003, Sec. 2)
- 513.6 YARD REGULATIONS.
- A. MINIMUM FRONT YARD: Twenty-five (25) feet.
  - B. MINIMUM SIDE YARD: Nine (9) feet when adjacent to a residential district, otherwise none.

- C. MINIMUM REAR YARD: Twenty-five (25) feet or twenty (20) percent of the depth of the lot, whichever is less.  
(Ord. 2003, Sec. 2)

513.7 USE LIMITATIONS.

- A. No outdoor storage shall be permitted.
- B. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any adjacent property and no glare is visible to any traffic on any public street.
- C. A solid or semi-solid fence, hedge or wall at least six (6) feet, but not more than eight (8) feet high, and having a density of not less than eighty (80) percent per square foot shall be provided adjacent to an adjoining residential district unless the adjacent residential district and the commercial development are separated by a street right-of-way. Said fence or wall shall be maintained in good condition by the owner or owners of the property in the "CO-A" District.
- D. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. In unique situations due to the design of the lot with double or triple frontages where it is necessary to orient a rear elevation towards a public street, all loading and services areas shall be screened from public view with landscaping, berming, facade walls, or fencing.  
(Ord. 2003, Sec. 2)

513.8 PARKING REGULATIONS. One off-street parking space in the side or rear yard shall be provided for each 250 square feet of service floor area. (See Article 10 for additional parking requirements.) (Ord. 2003, Sec. 2)

513.9 SIGN REGULATIONS. See Article 12. (Ord. 2003, Sec. 2)

513.10 LANDSCAPING. See Article 11. (Ord. 2003, Sec. 2)